

of the improvements located on said premises, nor do or permit to be done any act whereby the property conveyed hereby shall become less valuable.

6. That none of the improvements, fixtures or articles of personal property now or hereafter attached to or used in the operation of the premises shall be removed unless replaced with similar property of equal or greater value, and no building now or hereafter on the premises shall be materially structurally altered without the written consent of Mortgagee.

7. Upon the actual or threatened demolition or removal of any of the improvements now or hereafter on said premises or the condemnation of all or any part of the property conveyed hereby, the whole principal sum shall, at the option of Mortgagee, at once become due and payable, and Mortgagor hereby assigns to said Mortgagee as additional security for the debt secured hereby, all awards in such condemnation proceedings, which shall be applied on the indebtedness hereby secured.

8. That it hereby appoints Mortgagee its true and lawful attorney in fact to manage said property and collect the rents, with full power to bring suit for the collection of said rents and possession of said property, giving and granting unto said Mortgagee and unto his agent or attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in the protection of the security hereby conveyed. Provided, however, that this power of attorney and assignment of rents shall not be construed as an obligation upon said Mortgagee to make or cause to be made any repairs that may be needful or necessary. Mortgagee shall receive the proceeds of the rents and profits of said premises, out of which it shall pay the cost of necessary repairs, general and special taxes, insurance premiums, accrued principal and interest on the Note secured hereby, and other costs requisite and necessary during the continuance of this power of attorney and assignment of rents. This power of attorney to collect rents shall not take effect until and unless default is made in the payment of principal or interest on the Note secured hereby or any extension thereof, or in default of the performance of any covenant in this Mortgage contained, and shall continue only during such default or any subsequent default. This power of attorney and assignment of rents shall be irrevocable until this Mortgage shall